

A regular meeting of Bloomsburg Town Council was held Monday, October 26, 2009, beginning at 7:00 p.m. in Council Chambers, Town Hall, 301 East Second Street, Bloomsburg, PA. Present were Mayor Dan Knorr; Council Members Paul Kinney, Kathy Shepperson, Diane Levan, Sylvia Costa, W. Carey Howell and William Kreisher; Code Enforcement/Zoning/ Planning Officer Ed Fegley and Town Administrator Carol Mas.

#### PUBLIC HEARING – FLOODPLAIN VARIANCE REQUEST - RON ROMIG

Prior to the beginning of the regular meeting, a Public Hearing was held at 6:30pm to hear a floodplain variance request from Ron Romig. He has been in the process of renovating the former Hess Station located at 429-431 West Main Street. Gary Wolfe prepared the plans which were submitted to the Code Office. He received a building permit for the work. During the last inspection Code Officer Ed Fegley informed him that he needed a floodplain variance for the wiring. Without a variance Mr. Romig would be required to obtain an elevation survey at a cost of \$750.00 or more.

E. Fegley noted he placed a note on the plans that a variance would be required but could not tell if it was a note for him or an instruction for Mr. Romig. He said it would be a hardship for Mr. Romig to redo the work already completed. He recommends the request be approved. Mr. Fegley also explained that Mr. Romig's request fell under the old ordinance and not the one approved in November of 2008.

When asked by the Mayor if the building flooded during the most recent floods, he replied that it did not.

On a motion by C. Howell, seconded by D. Levan and voted on unanimously, Council approved the request for a variance from the floodplain ordinance.

The Public Hearing concluded at 6:45pm and the regular meeting of Town Council convened at 7:00pm.

#### CITIZEN TO BE HEARD - MARK MCINTYRE, GMI INVESTMENTS

Mark McIntyre of GMI Investments presented conceptual photos of the Bloomsburg Mills property that his firm is looking to purchase. They are impressed with Bloomsburg and look forward to proceeding with developing the 12.5 acres. They do not expect to save the current buildings. The company he represents is experienced with this type of development and remains confident they can fill the retail space and apartments. They look to spend \$20-\$30 million but they need to know before the end of the year that they have Council's support as well as changing the ordinance to allow for residential and commercial development on that acreage. His firm would like to see a commercial district overlay with special exceptions as allowable uses.

Mayor Knorr explained that the area is currently zoned Industrial. They would have to go before Bloomsburg's Planning Commission. Planning Chair Gregg Wirth interjected that the next meeting is scheduled for November 24<sup>th</sup>. All plans would need to be submitted two (2) weeks prior to the meeting.

Planning Commission Member Bill Brobst asked if this project would be a preponderance of student housing. Mr. McIntyre responded that it would. G. Wirth inquired as to the number of beds. He said it would depend on the ordinance change, the parking requirements and whether a hotel/convention center would be built. When asked how many buildings would be built, Mr. McIntyre did not know. He believed that Geisinger Medical Center may be interested in leasing space.

Questions from the audience included if they were the same firm developing Lion's Gate in Scott Township and if they had given any consideration to the nearby elementary school. He responded yes to both.

B. Kreisher asked if the overlay they were proposing be just for the 12.5 acre property or extend to neighboring parcels. Jill Nagy, the company's attorney, explained that the ordinance change for the overlay could apply to all IP districts or be written specifically for this parcel.

#### MAYOR'S UPDATE

The Mayor thanked the community for coming together during the recent fire on West Main Street. He extended his appreciation to the first responders, churches, businesses and Red Cross for all their assistance. This may have knocked us down but we will not stay down. We have a chance now to rebuild and leave our stamp on downtown and enhance our business district. He pledged to meet with the property owners and guide them through the rebuilding process.

#### APPROVAL OF RESOLUTION NO. 10-26-09.01 – POLICY REGARDING NON-VIOLENT CIVIL RIGHTS DEMONSTRATION

On a motion by D. Levan, seconded by S. Costa and voted on unanimously, Council approved Resolution No. 10-26-09.01 adopting a policy regarding non-violent civil rights demonstration in accordance with P.L. 101-144, Section 519.

#### APPROVAL OF RESOLUTION NO. 10-26-09.02 – PAGE REPLACEMENTS FOR FFY 2009 CDBG CONTRACT

On a motion by D. Levan, seconded by S. Costa and voted on unanimously, Council approved Resolution No. 10-26-09.02 authorizing the Department of Community and Economic Development to replace pages 3 through 17 of the existing contract number C000045901, dated August 25, 2009.

#### APPROVAL OF FFY 08 CDBG PROGRAM BUDGET MODIFICATION

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council approved the FFY 08 CDBG Program modification in the amount of \$6,855.34 reallocating the funding from the Main Street lighting project to the Streater Property Demolition.

#### APPROVAL OF OCTOBER 12, 2009 COUNCIL MEETING MINUTES

On a motion by P. Kinney, seconded by C. Howell and voted on unanimously, Council approved the October 12, 2009 Council meeting minutes with no additions or corrections.

#### APPROVAL OF OCTOBER 19, 2009 COUNCIL MEETING MINUTES

On a motion by P. Kinney, seconded by C. Howell and voted on unanimously, Council approved the October 19, 2009 Council meeting minutes with no additions or corrections.

RESIGNATION ACCEPTANCE OF DONNA LEMON FROM THE HISTORIC ARCHITECTURAL REVIEW BOARD

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council accepted the resignation from Donna Lemon from HARB with regret and appreciation for her service.

APPOINTMENT OF PAUL HOUSEKNECHT TO HISTORIC ARCHITECTURAL REVIEW BOARD

On a motion by C. Howell, seconded by K. Shepperson and voted on unanimously, Council appointed Paul Houseknecht to the Historic Architectural Review Board with a term expiring on December 31, 2010.

APPROVAL OF RENEWING ANNUAL PRESS-ENTERPRISE ADVERTISING CONTRACT

On a motion by D. Levan, seconded by S. Costa and voted on unanimously, Council approved renewing the annual advertising contract with the Press-Enterprise at the \$10,000 level including a 10% discount for the period from October 1, 2009 through September 30, 2010.

APPROVAL OF PAYMENT TO THE BLOOMSBURG AREA JOINT FLOOD CONTROL AUTHORITY

On a motion by K. Shepperson, seconded by C. Howell and voted on unanimously, Council approved a payment in the amount of \$46,500.00 to the Bloomsburg Area Joint Flood Control Authority towards the required local share for Design and Engineering.

APPROVAL OF BID FROM PENNSYLVANIA ALUMINUM FOR CANOPY PROJECT

On a motion by P. Kinney, seconded by K. Shepperson and voted on unanimously, Council approved a bid from Pennsylvania Aluminum in the amount of \$13,600.00 for the canopy project at the recycling center.

With no further business, the meeting adjourned at 7:51pm.

CAROL L. MAS  
Town Administrator & Secretary